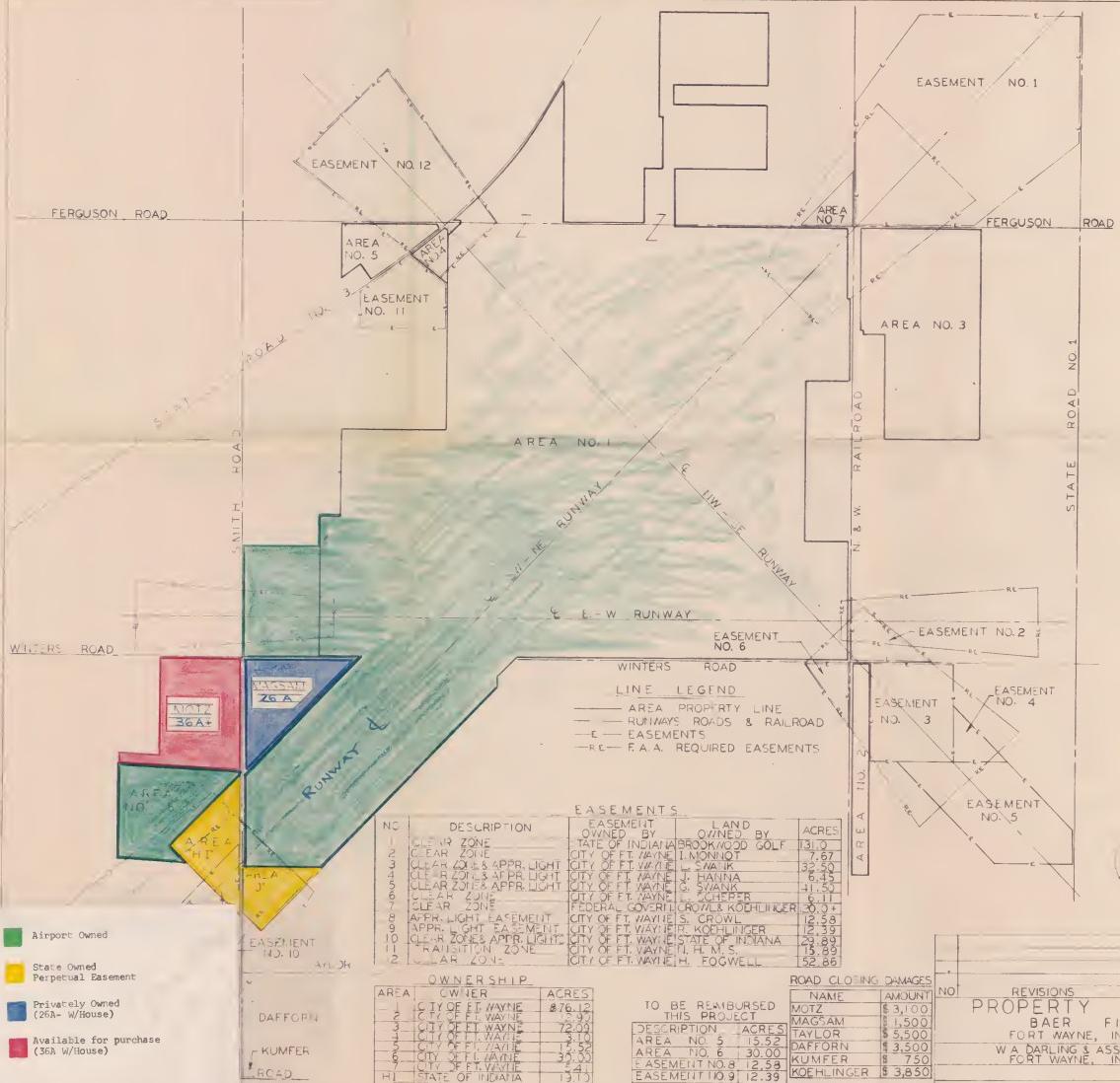


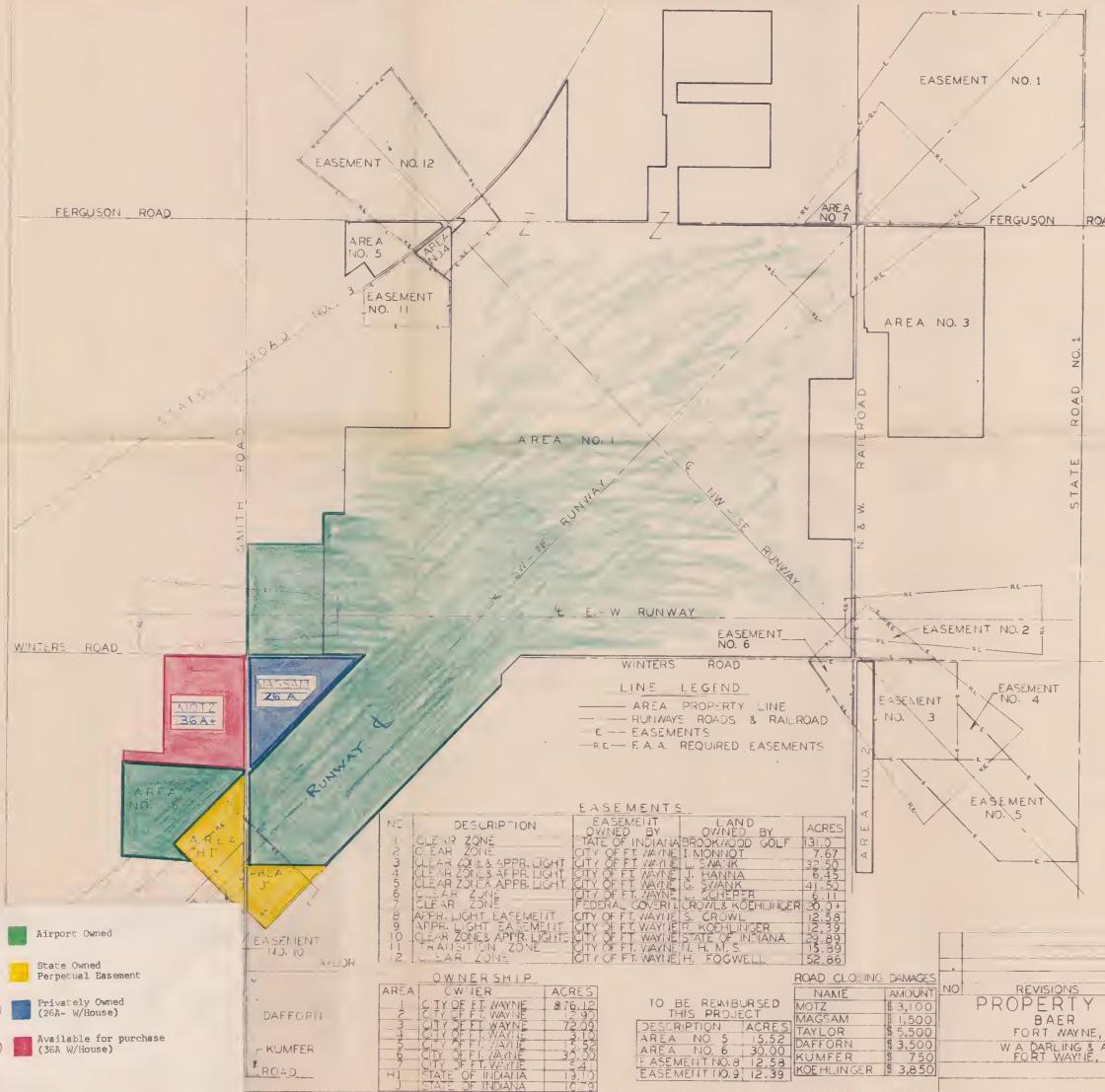
A-73-07-06



- (1) Airport Owned
- (2) State Owned Perpetual Easement
- (3) Privately Owned (26A- W/House)
- (4) Available for purchase (36A W/House)

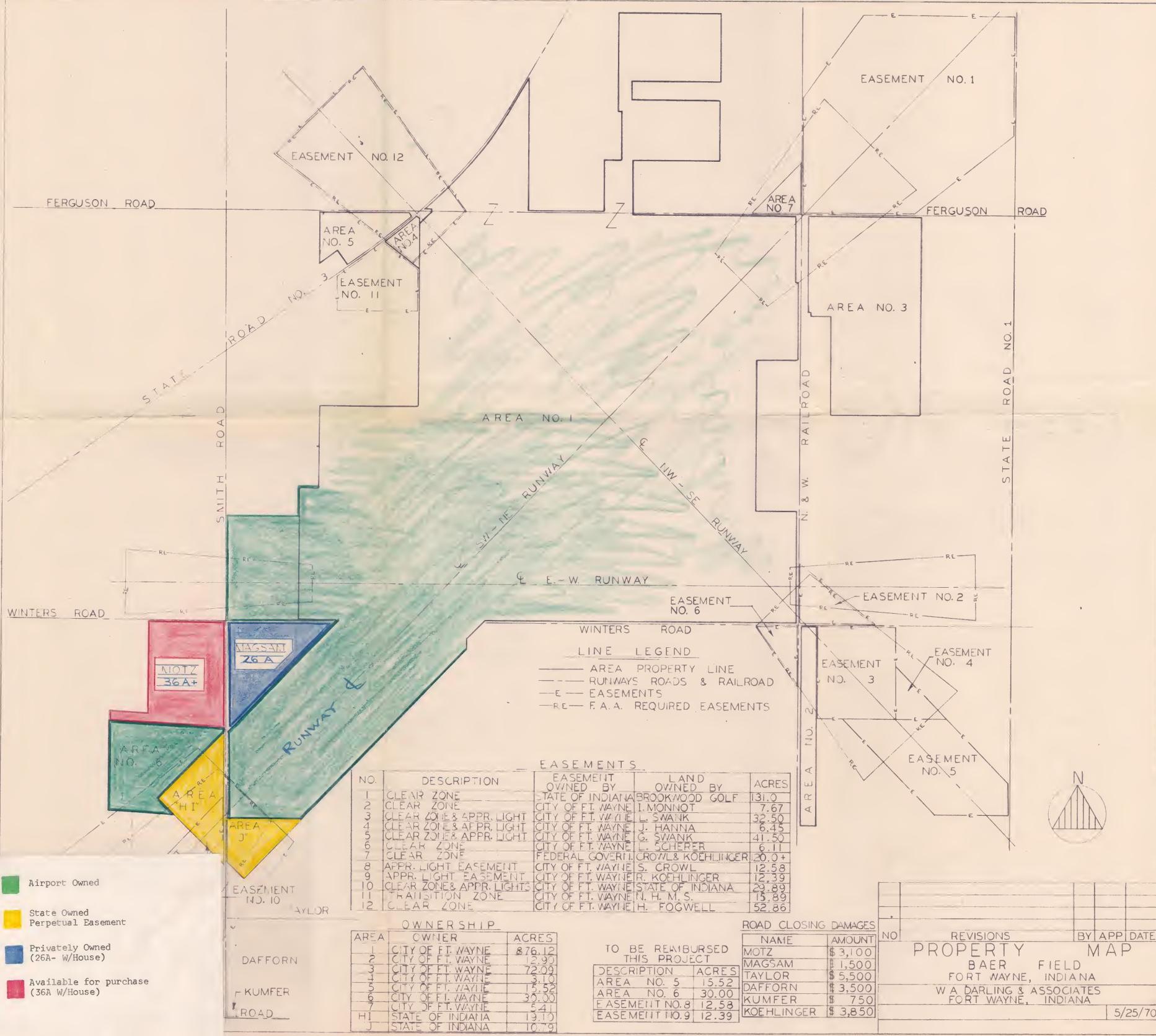
5/25/70

A-73-07-09

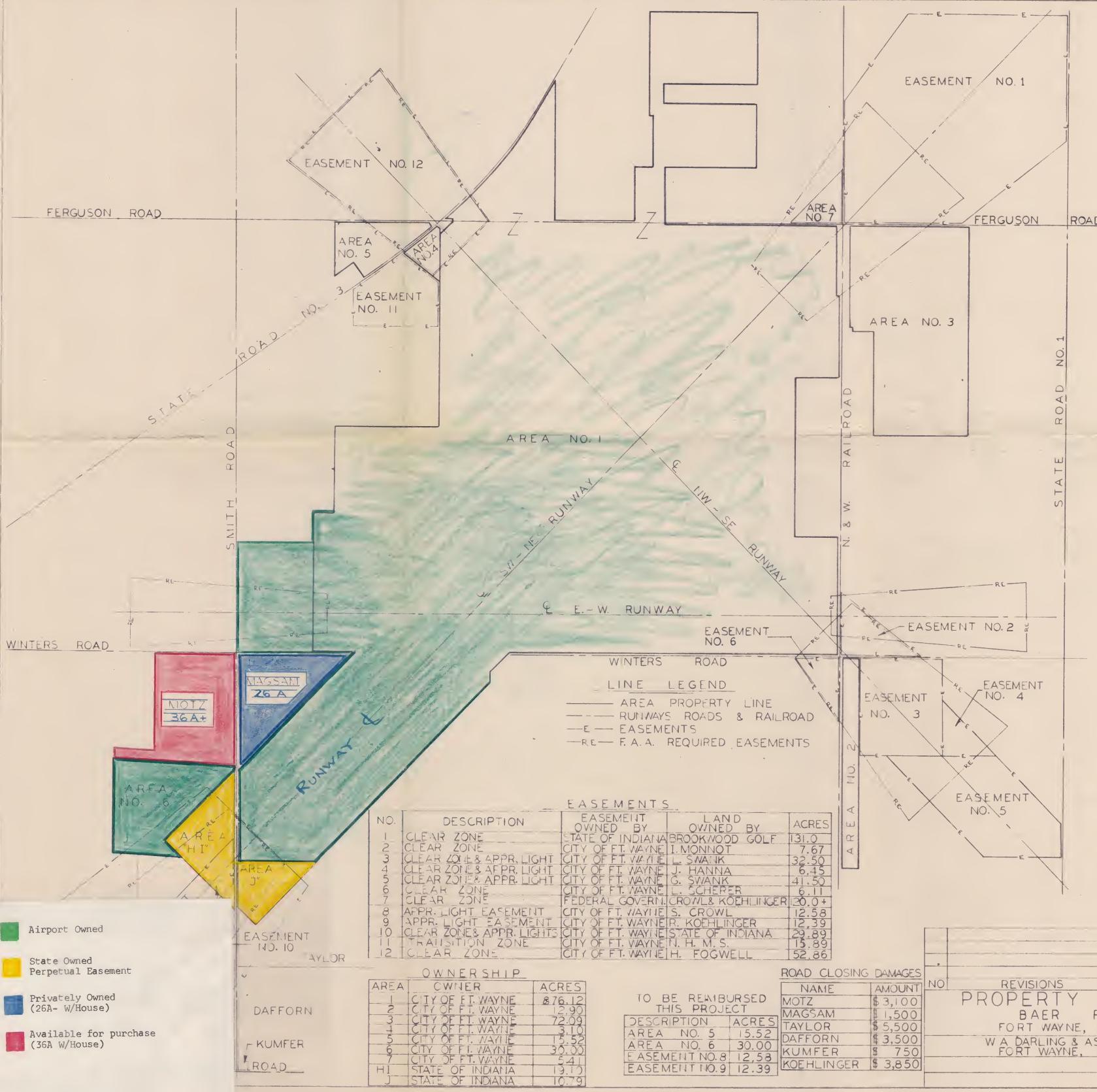


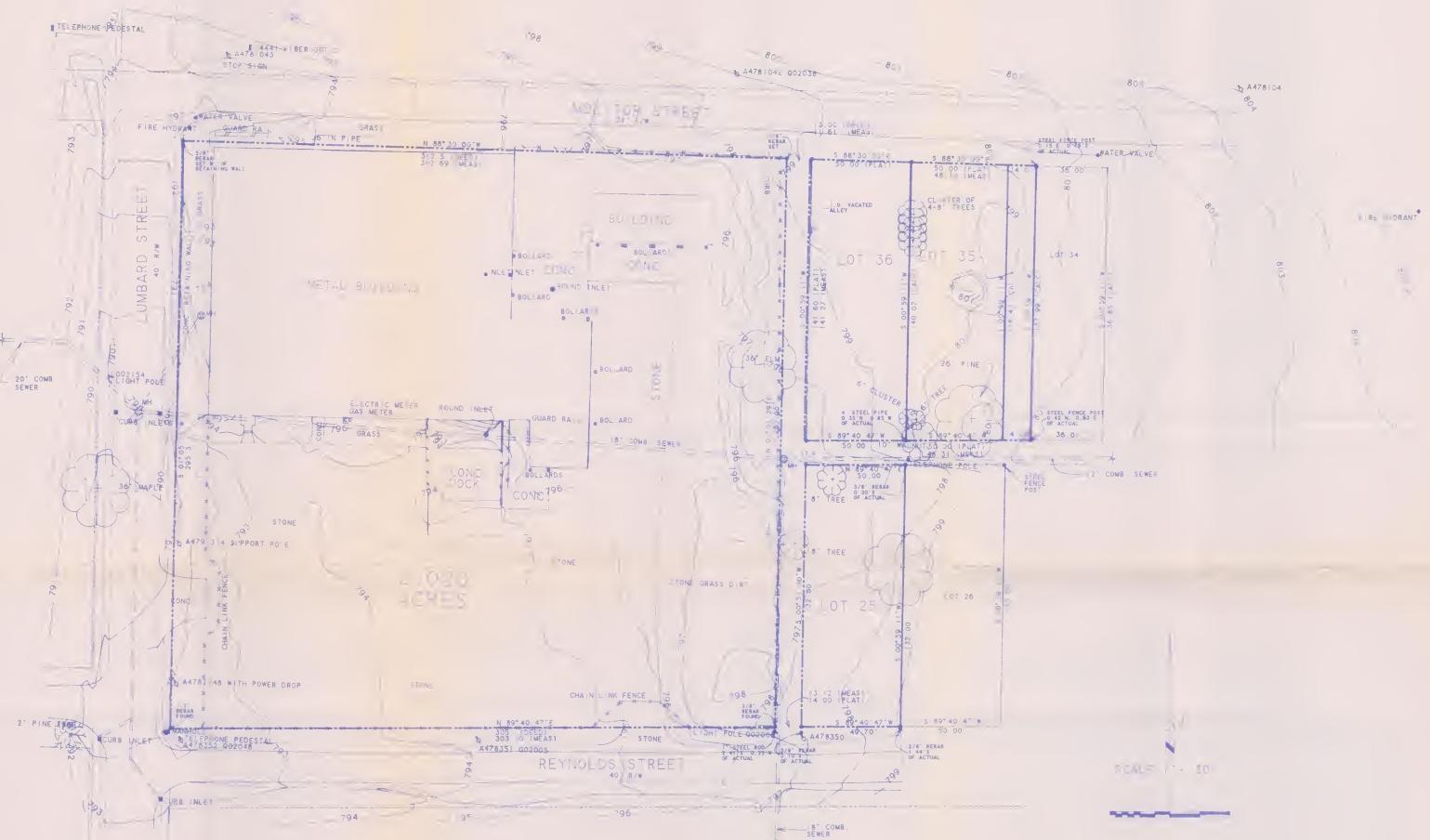
- (1) Airport Owned
- (2) State Owned Perpetual Easement
- (3) Privately Owned (26A w/House)
- (4) Available for purchase (36A w/House)

A-73-07-06



A-73-07-06





LEGAL DESCRIPTION
2.020 acre tract
1615 Lumbard Street

1/4 of the Northwest Quarter of Section 7 Township 10 North Range East of the Second Principle Meridian, Allen County, Indiana, more particularly described as follows:

beginning at a 1/2" steel rebar the intersection of the East right-of-way line of Lumbard Street with the North right-of-way line of Reynolds Street as established in the City of Fort Wayne, Indiana; thence North 88 degrees 40 minutes 40 seconds East, a distance of 33.10 feet (.305 feet deed) along said North right-of-way line to a 1/2" steel rebar; thence North 01 degrees 29 seconds East, a distance of 230.66 to a 5/8" steel rebar set on the South right-of-way line of Motion Street; thence North 88 degrees 40 minutes 40 seconds West, a distance of 302.69 feet (.302.5 feet deed) along said South right-of-way line to a 5/8" steel rebar set west of a concrete retaining wall on the East right-of-way line of said Lumbard Street; thence North 01 degrees 29 seconds West, a distance of 14.30 feet (.14.30 feet along said East right-of-way line to the point of Beginning containing 2.020 acres more or less, subject to easements of record.

TOGETHER WITH:

lot 25 in Roy's Addition to East Wayne
and lot 34 in Roy's Addition to East Wayne
lot 35 in Roy's Addition to East Wayne
and the West 14 feet of Lot 34 in Roy's Addition to East Wayne all in the City of Fort Wayne, Indiana according to the Plat thereof recorded in the Office of the Recorder of Allen County, Indiana.

Surveyor's Report

A 2.020 acre tract in the NE 1/4 of Sec 7 T30N, R13E, Allen County, IN
TOGETHER
WITH:
Lots 25, 36, 35, & the West 14' of Lot 34 all in Roy's Addition to East Wayne
in the City of Fort Wayne, Indiana.

In accordance with Title 865, Article 1, Rule 17, Section 1 through 29 of the Indiana Administrative Code, the following report is submitted regarding the various uncertainties in the locations of the lines and corners established on this parcel as a result of:

- a) Discrepancies in the reference monuments;
- b) Discrepancies in the record descriptions and plats;
- c) Inconsistencies in lines of occupation;
- d) Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty due to random errors in measurement of the corners of this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 865.

The survey of the 2.020 acre tract is a resurvey of the same parcel surveyed by Keith E Moody and dated August 23, 1977.

The two monuments located on the south line of this tract are believed to be original monuments called for in the earlier 1977 survey. The deed dimension given for this south line is 303 feet but the earlier 1977 survey calls for a dimension of 303 feet on this south line which is nearly in agreement with the 303.10 feet distance measured on this south line.

Recorded dimensions that were in agreement with the earlier 1977 survey and angles given on the earlier 1977 survey were used to establish the lines for the two northeast corners of this 2.020 acre tract. The 5/8" steel rebar at the Northeast corner of this tract, was placed 0.19 feet West of its original location so as not to conflict with a concrete retaining wall (which did not exist during the earlier 1977 survey) and to better agree with the east right-of-way line of Lumbard Street.

Lots 25, 36, 35, and the west 14' of lot 34 were found monumented as noted on the survey.

Shortages in measured distances compared to platted dimensions, exist in the overall block, which shorten the widths of the north/south 14' alley and Lot 35 and the south end of Lot 25 very slightly.

As a result of the above findings, it is my opinion that the uncertainties in the locations of the lines and corners of this survey are as follows:

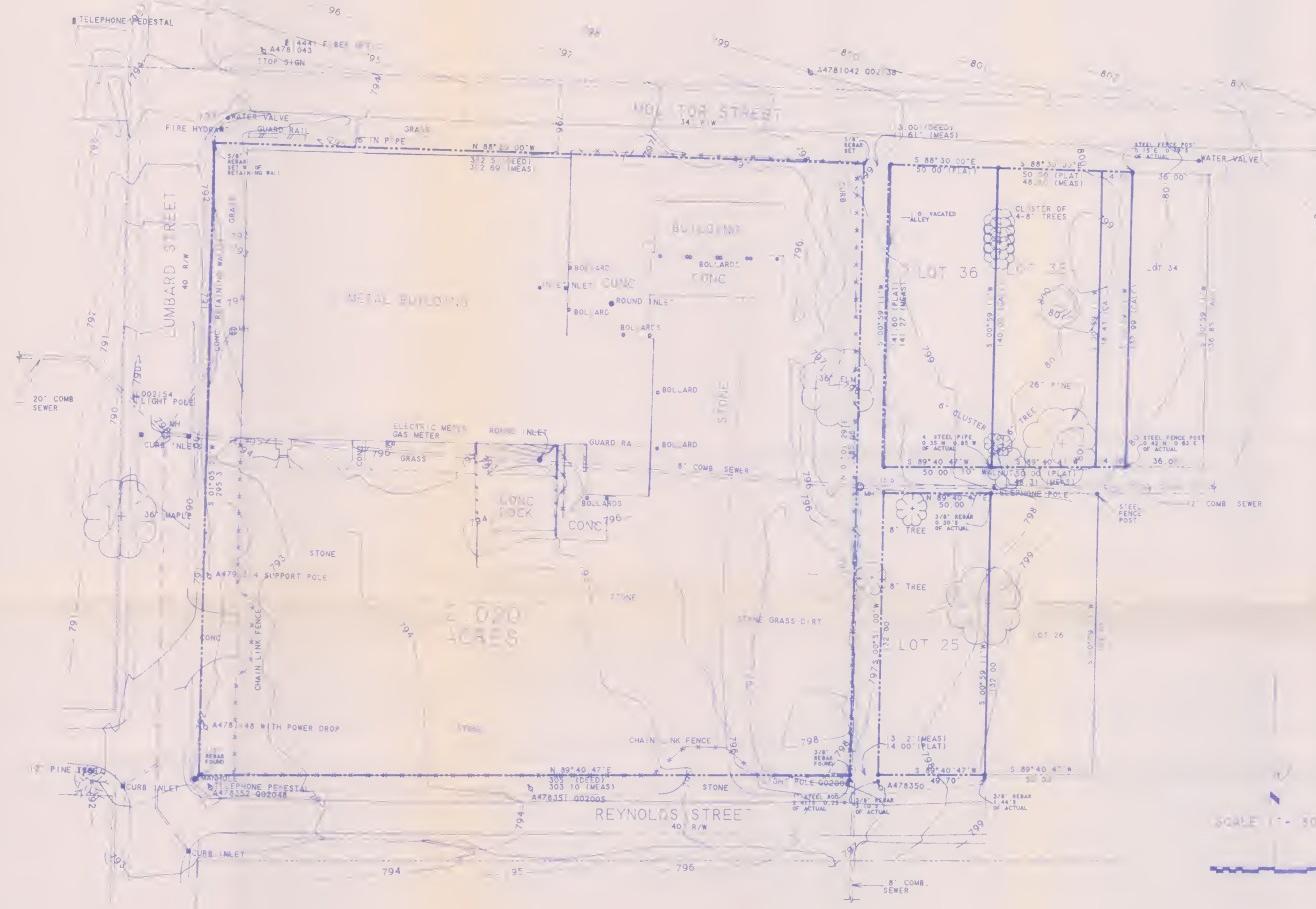
Due to Variations in reference monuments 3.09' in an e/w direction on the north lines of Lots 35, 36 & the adjoining 14' alley 2.83' in an e/w direction on the south lines of Lots 35, 36 & the adjoining 14' alley 1.18' in an e/w direction on the south lines of Lots 25 & the adjoining 14' alley Due to Discrepancies in the record description: None Due to Inconsistencies in lines of occupation: None

This property is within Zone "X" (areas determined to be outside the 500-year flood plain) as defined by the FIRM (Flood Insurance Rate Map) for the City of Fort Wayne, IN, Community No. 180003, Panel No. 0280 D dated September 28, 1990.



Richard K. Karst, P.S.C. No. A-0561

| | |
|---|------------------------|
| R. Karst & Associates | |
| 745 Fletcher | Phone # (219) 426-3336 |
| Ft. Wayne, IN 46802 | Fax # _____ |
| Date: NOV 1 1994 | File: LUMBARD |
| PEDDEN COMPOSITES, INC. | |
| Surveyor: CWM/KAI CAD Operator: CWM/KAI | |
| Drawing # | 94WA100 |



The undersigned hereby certifies that he is a Land Surveyor licensed in compliance with the laws of the State of Indiana; that this Plat correctly represents a survey completed by him on November 4, 1994; that all markers shown actually exist; and that their locations, size, type and material are accurately shown.

I hereby certify that to the best of my knowledge and belief this plat
represents a survey conducted by myself in accordance with Title 865
IAC I-12-1 thru 29.

Richard K. Kant



LEGAL DESCRIPTION
0.020 acre tract
1615 Lumbard Street
1 of the Northwest Quarter of Section 7, Township 30 North Range
2 of the Second Principle Meridian, Allen County, Indiana more
particularly described as follows:

the Northwest Quarter of Section 7, Township 30 North Range East of the Second Principle Meridian, Allen County, Indiana more particularly described as follows:

beginning at a 1/2" steel rebar at the intersection of the East right-of-way line of Lombard Street with the North right-of-way line of Hounds Street as now established in the City of Fort Wayne, Indiana; thence North 89 degrees 40 minutes 47 seconds East, a distance of 0 feet 0 inches along said North right-of-way line to a "T" steel rebar; thence North 01 degrees 00 minutes 25 seconds East, a distance of 285.66 to a 5/8" steel rebar set on the South right-of-way line of Melitor Street; thence North 88 degrees 30 minutes 00 seconds East, a distance of 0 feet 0 inches along said South right-of-way line to a 5/8" steel rebar set on the South wall containing wall on the East right-of-way line of said Lombard Street; thence South 01 degrees 05 minutes 25 seconds West, a distance of 30 feet along said East right-of-way line to the Point of Beginning containing 2.020 acres more or less subject to easements of record.

ETER WITH:
25 in Roy's Addition to East Wayne
36 in Roy's Addition to East Wayne
35 in Roy's Addition to East Wayne
The West 14 feet of Lot 34 in Roy's Addition to East Wayne all in
City of Fort Wayne, Indiana according to the Plat thereof
recorded in the Office of the Recorder of Allen County, Indiana.

Surveyor's Report

1/80 acre tract in the NE 1/4 of Sec 7 T30N, R13E, Allen County, IN
TOGETHER WITH:
Lots 25 36 35, & the West 14' of Lot 34 all in Roy's Addition to East
Wayne in the City of Fort Wayne, Indiana.

accordance with Title 865, Article 1 Rule 12, Section 1 through 29
the Indiana Administrative Code the following report is submitted
garding the various discrepancies in the locations of the lines and
rights established on the parcels as a result of:
a) Variances in the reference monuments;
b) Discrepancies in the record descriptions and plats;
c) Inconsistencies in lines of occupation; .

* Theoretical Uncertainty due to random errors in measurement of the
nors of this survey is within the specifications for a Class B
urvey (0.25 feet) as defined in IAC 865

The survey of the 2.020 acre tract is a resurvey of the same parcel surveyed by Keith E Moody and dated August 23 1977.

two monuments located on the south line of this tract are believed to be original monuments called for on the earlier 1977 survey. The dimension given for this south line is 305 feet but the earlier 1777 survey calls for a dimension of 303 feet on this south line which nearly in agreement with the 303.10 feet distance measured on this south line.

corded dimensions that were in agreement with the earlier 1977 survey and angles given on the earlier 1977 survey were used to establish the location of the two northern corners of this 2.020 acre lot. The 5'6" steel rebar set in the northeast corner of this tract was placed 0.19 foot west of its original location so as not to conflict with a concrete retaining wall (which did not exist during the earlier 1977 survey) and to better agree with the east right-of-way line of Lombard Street.

extreme in measured distance compared to the mean.

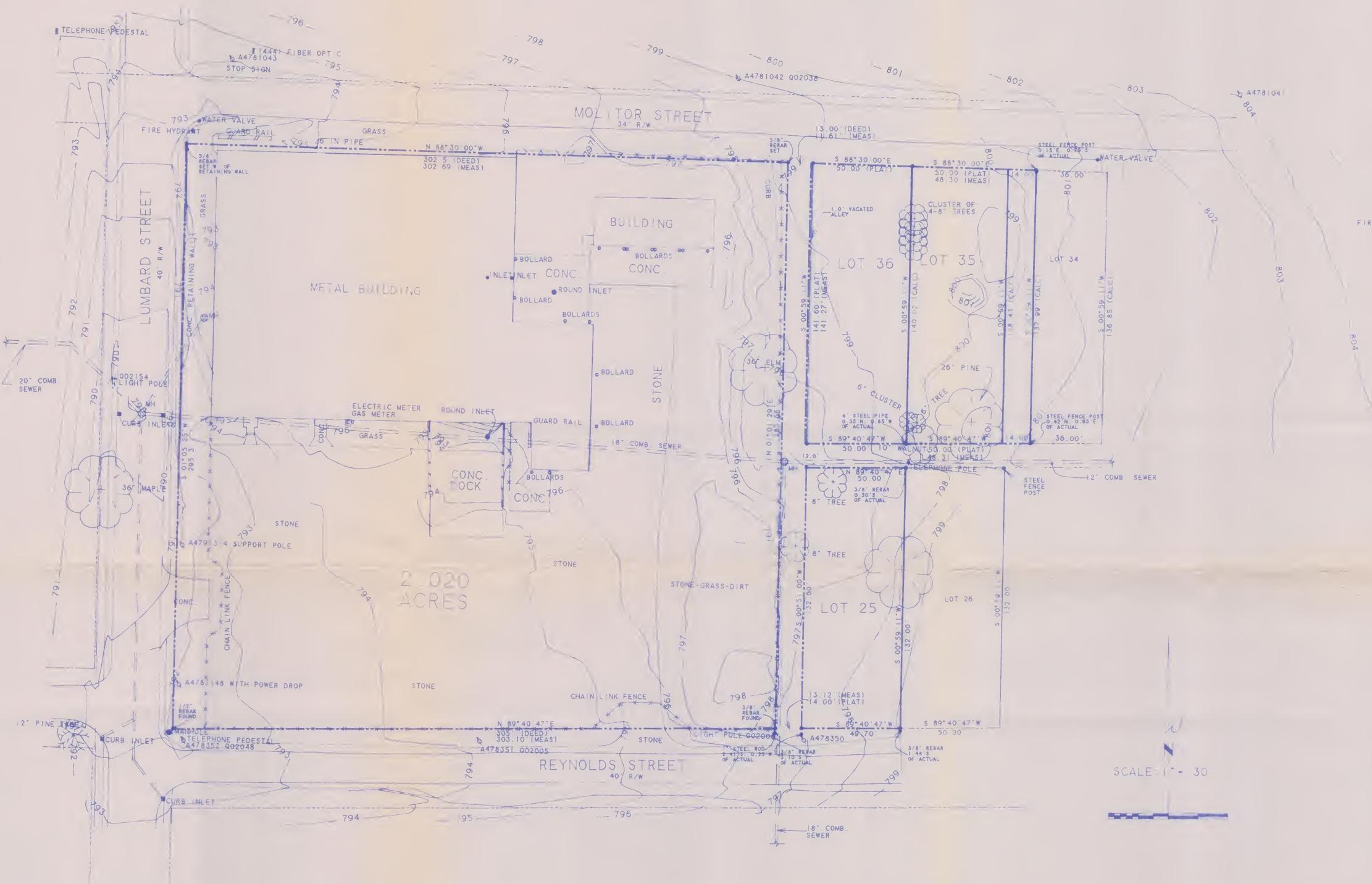
the overall block which shorten the widths of the north/south 14' by and Lot 35 and the south end of Lot 25, very slightly.

a result of the above findings, it is my opinion that the certainties in the locations of the lines and corners of this surveyed parcel are as follows:

direction on the north lines of Lots 35 36 & the adjoining 14' alley
2.83' in an e/w direction on the south lines of Lots 35, 36 & the adjoining 14' alley
1.18' in an e/w direction on the south lines of Lots 25 & the adjoining 14' alley
Due to Discrepancies in the record description: None

This property is within Zone "X" (areas determined to be outside the 1-year flood plain) as defined by the FIRM (Flood Insurance Rate Map) for the City of Fort Wayne, IN. Community No. 180003 Panel No. 0280 D, dated September 29, 1999.

Robert & Associates
705 Polk St Phone # (219) 426-3336
El Wayne IN 46802 Fax # same
Date: NOV 1 1994 File: LUMBARD
PEDDEN COMPOSITES, INC.
Surveys CWM/KAI CAD Operator CWM/KAI
Drawing # 94WA100



LEGAL DESCRIPTION
2.020 acre tract
1615 Lumbard Street

Part of the Northwest Quarter of Section 7, Township 30 North, Range 13 East of the Second Principle Meridian, Allen County, Indiana, more particularly described as follows:

Beginning at a 1/2" steel rebar at the intersection of the East right-of-way line of Lumbard Street with the North right-of-way line of Reynolds Street as now established in the City of Fort Wayne, Indiana; thence North 89 degrees 40 minutes 47 seconds East, a distance of 303.10 feet (305 feet deed) along said North right-of-way line to a 5/8" steel rebar; thence North 01 degrees 01 minutes 29 seconds East, a distance of 285.66 to a 5/8" steel rebar set on the South right-of-way line of Molitor Street; thence North 88 degrees 30 minutes 00 seconds West, a distance of 302.69 feet (302.5 feet deed) along said South right-of-way line to a 5/8" steel rebar set west of a concrete retaining wall on the East right-of-way line of said Lumbard Street; thence South 01 degrees 05 minutes 25 seconds West, a distance of 295.30 feet along said East right-of-way line to the Point Of Beginning containing 2.020 acres more or less, subject to easements of record.

TOGETHER WITH:

Lot 25 in Roy's Addition to East Wayne
Lot 36 in Roy's Addition to East Wayne
Lot 35 in Roy's Addition to East Wayne
and The West 14' feet of Lot 34 in Roy's Addition to East Wayne, all in the City of Fort Wayne, Indiana, according to the Plat thereof recorded in the Office of the Recorder of Allen County, Indiana.

Surveyor's Report

A 2.020 acre tract in the NE 1/4 of Sec 7, T30N, R13E, Allen County, IN
TOGETHER WITH:
Lots 25, 36, 35, & the West 14' of Lot 34 all in Roy's Addition to East Wayne in the City of Fort Wayne, Indiana.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 29 of the Indiana Administrative Code, the following report is submitted regarding the various uncertainties in the locations of the lines and corners established on this parcel as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in the record descriptions and plats;
- c) Inconsistencies in lines of occupation;
- d) Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty due to random errors in measurement of the corners of this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 865.

The survey of the 2.020 acre tract, is a resurvey of the same parcel surveyed by Keith E Moody and dated August 23, 1977.

The two monuments located on the south line of this tract are believed to be original monuments called for on the earlier 1977 survey. The deed dimension given for this south line is 305 feet but the earlier 1977 survey calls for a dimension of 303 feet on this south line which is nearly in agreement with the 303.10 feet distance measured on this south line.

Recorded dimensions, that were in agreement with the earlier 1977 survey, and angles given on the earlier 1977 survey were used to establish and monument the two northerly corners of this 2.020 acre tract. The 5/8" steel rebar set at the Northwest corner of this tract, was placed 0.19 feet West of its original location so as not to conflict with a concrete retaining wall (which did not exist during the earlier 1977 survey) and to better agree with the east right-of-way line of Lumbard Street.

Lots 25, 36, 35, and the west 14' of lot 34 were found monumented as noted on the survey.

Shortages in measured distances compared to platted dimensions, exist in the overall block, which shorten the widths of the north/south 14' alley and Lot 35 and the south end of Lot 25, very slightly.

As a result of the above findings, it is my opinion that the uncertainties in the locations of the lines and corners of this surveyed parcel are as follows:

Due to Variances in reference monuments: 3.09' in an e/w direction on the north lines of Lots 35, 36 & the adjoining 14' alley

2.83' in an e/w

direction on the south lines of Lots 35, 36 & the adjoining 14' alley

1.18' in an e/w

direction on the south lines of Lots 25, & the adjoining 14' alley

None

Due to Discrepancies in the record description: None

Due to Inconsistencies in lines of occupation: None

The undersigned hereby certifies that he is a Land Surveyor licensed in compliance with the laws of the State of Indiana; that this Plat correctly represents a survey completed by him on November 4, 1994; that all markers shown actually exist; and that their locations, size, type and material are accurately shown.

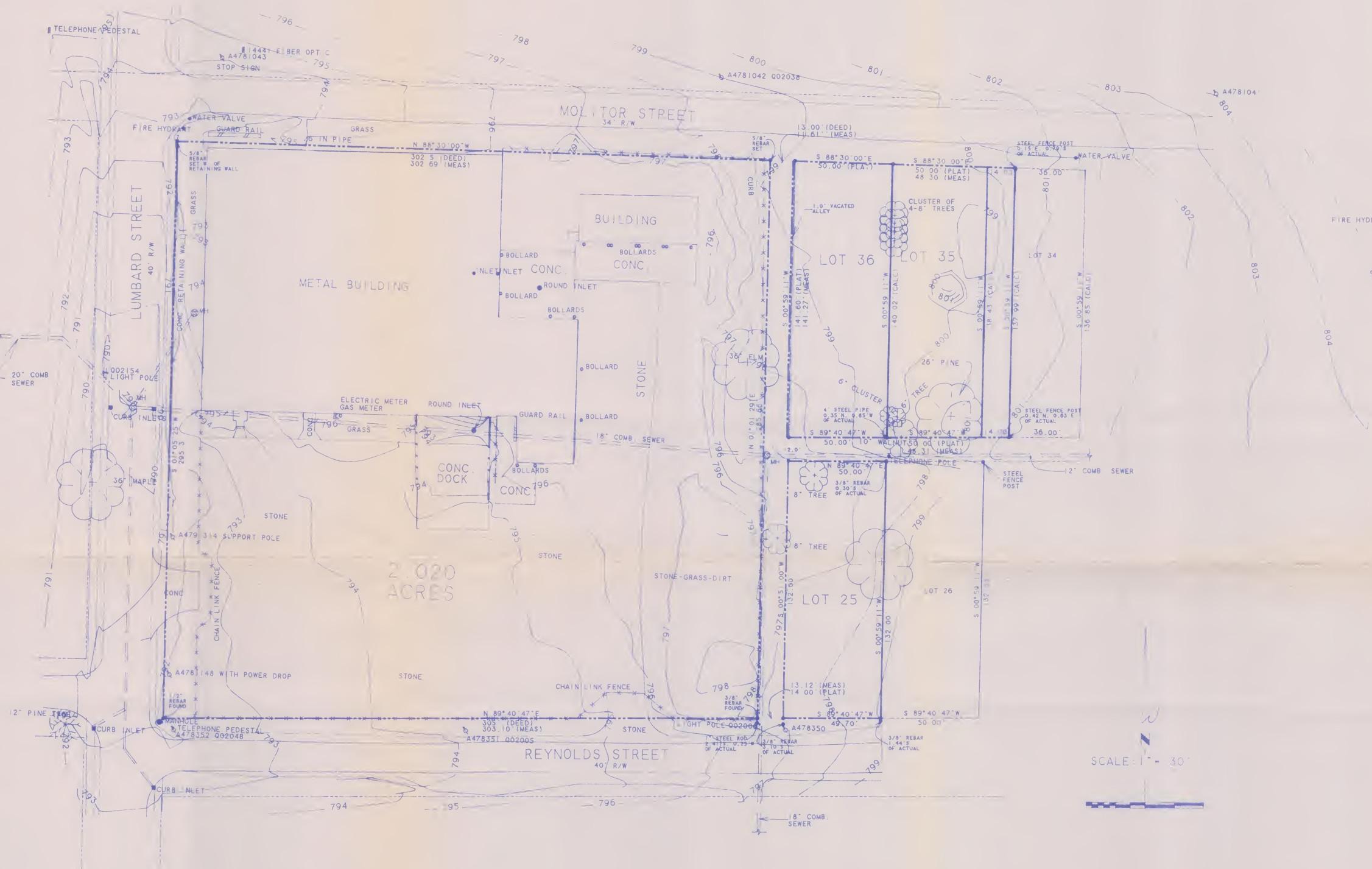
I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted by myself in accordance with Title 865 IAC I-12-1 thru 29.

Richard K. Karst
Richard K. Karst, R.L.S. No. S-0561



This property is within Zone "X" (areas determined to be outside the 500-year flood plain) as defined by the FIRM (Flood Insurance Rate Map) for the City of Fort Wayne, IN, Community No. 180003, Panel No. 0280 D, dated September 28, 1990.

| | |
|---------------------------------------|---------|
| RK Karst & Associates | |
| 725 Fulton St. Phone # (219) 426-3336 | |
| Ft. Wayne, IN. 46802 Fax # same | |
| Date: NOV 1 1994 File LUMBARD | |
| PEDDEN COMPOSITES, INC | |
| Surveyor CWM/KAI CAD Operator CWM/KAI | |
| Drawing # | 94WA100 |



LEGAL DESCRIPTION
2.020 acre tract
1615 Lumbard Street

Part of the Northwest Quarter of Section 7, Township 30 North, Range 13 East of the Second Principle Meridian, Allen County, Indiana, more particularly described as follows:

Beginning at a 1/2" steel rebar the intersection of the East right-of-way line of Lumbard Street with the North right-of-way line of Reynolds Street as now established in the City of Fort Wayne, Indiana; thence North 89 degrees 40 minutes 47 seconds East, a distance of 303.10 feet (305 feet deed) along said North right-of-way line to a 5/8" steel rebar; thence North 01 degrees 01 minutes 29 seconds East, a distance of 285.66 to a 5/8" steel rebar set on the South right-of-way line of Moltor Street; thence North 88 degrees 30 minutes 00 seconds West, a distance of 302.69 feet (302.5 feet deed) along said South right-of-way line to a 5/8" steel rebar set west of a concrete retaining wall on the East right-of-way line of said Lumbard Street; thence South 01 degrees 05 minutes 25 seconds West, a distance of 295.30 feet along said East right-of-way line to the Point of Beginning containing 2.020 acres more or less, subject to easements of record.

TOGETHER WITH:

Lot 25 in Roy's Addition to East Wayne
Lot 36 in Roy's Addition to East Wayne
Lot 35 in Roy's Addition to East Wayne
and The West 14' of Lot 34 in Roy's Addition to East Wayne, all in the City of Fort Wayne, Indiana, according to the Plat thereof recorded in the Office of the Recorder of Allen County, Indiana.

Surveyor's Report

A 2.020 acre tract in the NE 1/4 of Sec 7, T30N, R13E, Allen County, IN
TOGETHER WITH:
Lots 25, 36, 35, & the West 14' of Lot 34 all in Roy's Addition to East Wayne
in the City of Fort Wayne, Indiana.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 29 of the Indiana Administrative Code, the following report is submitted regarding the various uncertainties in the locations of the lines and corners established on this parcel as a result of:

- Variations in the reference monuments;
- Discrepancies in the record descriptions and plats;
- Inconsistencies in lines of occupation;
- Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty due to random errors in measurement of the corners of this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 865.

The survey of the 2.020 acre tract, is a resurvey of the same parcel surveyed by Keith E. Moody and dated August 23, 1977.

The two monuments located on the south line of this tract are believed to be original monuments called for on the earlier 1977 survey. The deed dimension given for this south line is 305 feet but the earlier 1977 survey calls for a dimension of 303 feet on this south line which is nearly in agreement with the 303.10 feet distance measured on this south line.

Recorded dimensions that were in agreement with the earlier 1977 survey, and angles given on the earlier 1977 survey were used to establish and monument the two northerly corners of this 2.020 acre tract. The 5/8" steel rebar set at the Northwest corner of this tract, was placed 0.19 feet West of its original location so as not to conflict with a concrete retaining wall (which did not exist during the earlier 1977 survey) and to better agree with the east right-of-way line of Lumbard Street.

Lots 25, 36, 35, and the west 14' of lot 34 were found monumented as noted on the survey.

Shortages in measured distances compared to platted dimensions, exist in the overall block, which shorten the widths of the north/south 14' alley and Lot 35 and the south end of Lot 25, very slightly.

As a result of the above findings, it is my opinion that the uncertainties in the locations of the lines and corners of this surveyed parcel are as follows:

Due to Variances in reference monuments: 3.09' in an e/w direction on the north lines of Lots 35, 36 & the adjoining 14' alley 2.83' in an e/w direction on the south lines of Lots 35, 36 & the adjoining 14' alley 1.18' in an e/w direction on the south lines of Lots 25, & the adjoining 14' alley Due to Discrepancies in the record description: None Due to Inconsistencies in lines of occupation: None

This property is within Zone "X" (areas determined to be outside the 500-year flood plain) as defined by the FIRM (Flood Insurance Rate Map) for the City of Fort Wayne, IN, Community No. 180003, Panel No. 0280 D, dated September 28, 1990.

Richard K. Karst
Richard K. Karst, R.L.S. NO. S-0561



| |
|---------------------------------------|
| RK Karst & Associates |
| 725 Fulton St. Phone # (219) 426-3336 |
| Ft. Wayne, IN. 46802 Fax # same |
| Date: NOV 1, 1994 File: LUMBARD |
| PEDDEN COMPOSITES, INC. |
| Surveyor CWMKAI CAD Operator CWM/KAI |
| Drawing # 94WA100 |